

Grantee: Indiana - IHCDA

Grant: B-11-DN-18-0001

October 1, 2014 thru December 31, 2014 Performance Report



Grant Number:

B-11-DN-18-0001

Obligation Date:**Award Date:****Grantee Name:**

Indiana - IHCD

Contract End Date:**Review by HUD:**

Submitted - Await for Review

Grant Award Amount:

\$8,235,625.00

Grant Status:

Active

QPR Contact:

Rebecca Richardson

LOCCS Authorized Amount:

\$8,235,625.00

Estimated PI/RL Funds:

\$1,000,000.00

Total Budget:

\$9,235,625.00

Disasters:

Declaration Number

NSP

Narratives

Summary of Distribution and Uses of NSP Funds:

Areas of greatest need are those census tracts that have a minimum NSP3 needs score of 17 as determined by the US Department of Housing and Urban Development. NSP3 needs score is based on the percentage of delinquent mortgages, foreclosures, vacant properties and subprime loans for each census tract in the state. A needs score of 17 places a census tract in the top quintile nationwide in terms of distress. Due to the need to ramp up quickly, we solicited proposals only from experienced NSP1 sub-grantees (cities, towns and nonprofit organizations) that met three criteria:

1. They demonstrated a track record of deploying CDBG and NSP funds in a timely fashion and in accord with all applicable law and regulation (including but not limited to requirements imposed by Davis-Bacon, lead-based paint regulations, and Section 3), while remaining in compliance with all reporting and documentation requirements;
2. Their NSP1 service areas met the distress criteria specified by HUD for NSP3; and
3. They did not receive a direct allocation of NSP3 funds for their service area.

Eleven IHCD NSP1 sub-grantees met these criteria, as follows:

1. Cities: Bicknell, Elwood, Hartford City, Michigan City, Mishawaka, New Albany, New Castle, Richmond, Terre Haute, and Union City; and
2. Nonprofits: Hoosier Uplands Economic Development Corporation (serving Paoli) and see below.

One additional organization (the Children's Museum of Indianapolis, Inc.) was invited to apply; it was an eligible applicant that met only the second criterion above, but represented a unique partnership opportunity between the State of Indiana, the City of Indianapolis and the museum itself, one of the most distinguished nonprofit institutions in the state (or indeed, the Midwest).

The eligible census tracts within these communities represent our primary focus areas (hereafter, "focus areas") for NSP3 funds. In order to expedite the start of projects as soon as funding is approved by HUD, IHCD issued a Request for Proposals for NSP3 funds on December 15 2010 and accepted proposals through January 31 2011. Each RFP respondent committed through its application to:

1. Expend NSP3 funds only in areas of greatest need as determined by the NSP3 mapping system;
2. Expend at least 50% of NSP3 funds within 24 months and 100% within 36 months; and



3. Comply with all applicable law and regulation.

As a result of this process, we selected the sub-grantees and activities set forth below; we will retain the balance of our award (\$433,875) for program administration at IHCD; in accord with NSP3 program regulations, this amount plus the administrative allowance claimed by our proposed subgrantees (\$374,000, included in our subaward total) is less than ten percent (10%) of our total allocation (\$707,875, or 8.6% of our total award amount).

Grantee

NSP3 Award Amount

Total Project Cost

City of Bicknell

\$2,000,000

\$3,381,000

City of Mishawaka

\$1,184,450

\$1,184,450

City of Richmond

\$2,000,000

\$3,965,042

Hoosier Uplands Economic Development Corporation

\$2,000,000

\$3,195,000

The Children's Museum of Indianapolis Inc.

\$707,300

\$2,707,300

How Fund Use Addresses Market Conditions:

Each of these communities is facing high and persistent unemployment, significant levels of high cost mortgages, falling home values, and increasing vacancy rates all in large part due to increasing levels of foreclosure. Among those vacancies are a significant number of units that are deteriorated beyond feasible redevelopment. The low and generally declining home values in the target areas mean that many homes can only appraise at a fraction of what they cost to build. The low median income levels mean that ownership of an affordable yet high quality home without some form of homebuyer subsidy is often out of reach for individuals earning less than 120% of area median income for those areas, and particularly difficult for families earning less than 50% of area median income. Finally, the existence of vacant and dilapidated homes further depresses housing values and represents a threat to neighborhood health and safety, further exacerbating these trends. Based on our analysis of the applications received, financial assistance through NSP3 will help each community to address its most intractable problem properties while stabilizing home values and positioning new homeowners to accumulate meaningful equity in their homes while paying a mortgage that does not unduly burden the family's finances. To create homeownership opportunities for households earning less than 50% of area median income, we will partner with Habitat for Humanity affiliates to develop extremely affordable units with very favorable financing terms. For both sets of homebuyers, we will ensure sub-grantee compliance with NSP3 requirement for at least eight hours housing counseling per buyer. For those families for whom sustainable homeownership is not achievable even under these relaxed constraints, we will develop affordable rental properties that offer high-quality housing with features that minimize utility costs and maximize affordability. None of our projects will entail the displacement or relocation of existing residents.

Ensuring Continued Affordability:

All properties acquired and assisted with NSP3 will be subject to liens to preserve long-term affordability. Refinance or sale of the property prior to the end of the compliance period will result in repayment of NSP assistance to IHCD, which can then recycle funds into the home for the next buyer (preferably within the same closing).

Definition of Blighted Structure:

Indiana Code does not define "blight" or "blighted structure" per se but properties or structures that, for the purposes of NSP3, would fit this definition are described in IC 13-11-2-19.3, IC 36-7-1-3 and IC 36-7-9. These laws broadly define the buildings or structures that are unsafe or contributing to blight as those that are:

- >• In impaired structural condition that makes them unsafe to a person or property;
- >• A fire hazard;
- >• A hazard to public health;
- >• Deteriorated, obsolete or substandard;
- >• Environmentally contaminated or suspected of having hazardous substances;
- >• Dangerous to a person or property because of a violation of a statute or ordinance concerning building condition or maintenance;
- >• Vacant and not maintained in a manner that would allow human habitation, occupancy, or use under the requirement of a statute or ordinance.

Definition of Affordable Rents:

IHCDA defines "affordable rents" as those county-by-county rent limits released by HUD and amended from time to time for the HOME program.

Housing Rehabilitation/New Construction Standards:

All housing activities using NSP3 funds that involve the construction or rehabilitation of multi-family and single-family dwellings must meet all building codes and standards adopted and enforced by the State of Indiana as well as any local ordinances that exceed State codes and standards.

Vicinity Hiring:

Pursuant to Section 3 requirements, the project will seek to maximize the number of low-income community residents employed through contracts executed as a result of this project.

Procedures for Preferences for Affordable Rental Dev.:

The State did not state a preference for rental projects within its RFP but did provide guidance, based on the experience of NSP1 and also on comments from HUD, that the use of rental housing to meet the <50%AMI Set-aside was one of the components that had a greater chance of success than reliance on homebuyers at this end of the market. Many of our projects have accordingly looked at their proposals and included either straight rental as an element, because there is high demand for this type of housing, or have elected to pursue a lease-purchase system. Whilst this program is not intended to promote the development of rental housing as opposed to homebuyer properties, it is recognized that there is demand for this in some parts of the State and that where projects experience this demand it is a worthy inclusion in their proposals.

Grantee Contact Information:

Indiana Housing and Community Development Authority

,
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,
Indianapolis, IN 46204

,
P: 317-232-7777

,
F: 317-232-7778

,
J. Jacob Sipe, Executive Director

,
Brian Madison, NSP Manager

Overall	This Report Period	To Date
Total Projected Budget from All Sources	N/A	\$8,762,534.76
Total Budget	\$0.00	\$8,762,534.76
Total Obligated	\$895.83	\$8,762,534.76
Total Funds Drawdown	\$12,924.40	\$8,401,655.11
Program Funds Drawdown	\$12,924.40	\$7,974,899.84
Program Income Drawdown	\$0.00	\$426,755.27
Program Income Received	\$0.00	\$637,829.19
Total Funds Expended	\$0.00	\$8,388,729.41
Match Contributed	\$0.00	\$0.00



Progress Toward Required Numeric Targets

Requirement	Required	To Date
Overall Benefit Percentage (Projected)		0.00%
Overall Benefit Percentage (Actual)		0.00%
Minimum Non-Federal Match	\$0.00	\$0.00
Limit on Public Services	\$1,235,343.75	\$0.00
Limit on Admin/Planning	\$823,562.50	\$473,820.82
Limit on State Admin	\$0.00	\$473,820.82

Progress Toward Activity Type Targets

Activity Type	Target	Actual
Administration	\$823,562.50	\$484,434.00

Progress Toward National Objective Targets

National Objective	Target	Actual
NSP Only - LH - 25% Set-Aside	\$2,058,906.25	\$3,119,348.94

Overall Progress Narrative:

At this time, 1 of 5 NSP-3 awards has been closed. Illinois Place is now leased up and ready for final monitoring. IHCD worked with Cities of Mishawaka and Bicknell on remaining items and both awards should be ready for final monitoring in 1stQuarter 2015. The remaining active award is for City of Richmond which still has additional properties to sell. However, construction was completed on the final addresses this quarter. IHCD will continue to work with Richmond and request status updates on unsold properties.

Project Summary

Project #, Project Title	This Report Period	To Date	
	Program Funds Drawdown	Project Funds Budgeted	Program Funds Drawdown
9999, Restricted Balance	\$0.00	\$0.00	\$0.00
NSP001, Local Administration	\$0.00	\$484,434.00	\$448,331.82
NSP003, Acquisition/Rehabilitation	\$0.00	\$1,950,458.87	\$1,842,325.41
NSP006, Redevelopment/New Construction	\$12,924.40	\$6,328,666.65	\$5,684,242.61
NSP3 Administration, State NSP3 Administration	\$0.00	\$0.00	\$0.00

Activities

Project # / Title: NSP001 / Local Administration

Grantee Activity Number: NSP3-011-001 - Administration - Richmond

Activity Title: Administration - City of Richmond

Activity Category:

Administration

Project Number:

NSP001

Projected Start Date:

02/24/2011

Benefit Type:

N/A

National Objective:

N/A

Program Income Account:

NSP3-011-001 - Richmond PI Account

Activity Status:

Under Way

Project Title:

Local Administration

Projected End Date:

03/13/2014

Completed Activity Actual End Date:

Responsible Organization:

City of Richmond

Overall

Total Projected Budget from All Sources

Oct 1 thru Dec 31, 2014

N/A

To Date

\$180,000.00

Total Budget

\$0.00

\$180,000.00

Total Obligated

\$0.00

\$180,000.00

Total Funds Drawdown

\$0.00

\$180,000.00

Program Funds Drawdown

\$0.00

\$180,000.00

Program Income Drawdown

\$0.00

\$0.00

Program Income Received

\$0.00

\$0.00

Total Funds Expended

\$0.00

\$180,000.00

City of Richmond

\$0.00

\$180,000.00

Match Contributed

\$0.00

\$0.00

Activity Description:

Local Administration

Location Description:

Richmond, Wayne County, IN

Activity Progress Narrative:

Received final claim reimbursement from IHCD. Submitted quarterly reports. Re-verified income for potential homebuyer.

Accomplishments Performance Measures

No Accomplishments Performance Measures found.

Beneficiaries Performance Measures

No Beneficiaries Performance Measures found.

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources

Amount

No Other Funding Sources Found

Total Other Funding Sources

Grantee Activity Number:	NSP3-011-002 - Administration - Mishawaka
Activity Title:	Administration - Mishawaka

Activity Category:

Administration

Activity Status:

Under Way

Project Number:

NSP001

Project Title:

Local Administration

Projected Start Date:

02/24/2011

Projected End Date:

03/13/2014

Benefit Type:

N/A

Completed Activity Actual End Date:**National Objective:**

N/A

Responsible Organization:

City of Mishawaka

Program Income Account:

City of Mishawaka PI Account

Overall**Oct 1 thru Dec 31, 2014****To Date****Total Projected Budget from All Sources**

N/A

\$118,445.00

Total Budget

\$0.00

\$118,445.00

Total Obligated

\$0.00

\$118,445.00

Total Funds Drawdown

\$0.00

\$118,331.82

Program Funds Drawdown

\$0.00

\$118,331.82

Program Income Drawdown

\$0.00

\$0.00

Program Income Received

\$0.00

\$0.00

Total Funds Expended

\$0.00

\$118,331.14

City of Mishawaka

\$0.00

\$118,331.14

Match Contributed

\$0.00

\$0.00

Activity Description:

Local Administration

Location Description:

City of Mishawaka, St Joseph County, IN

Activity Progress Narrative:

New construction of properties were completed and sold. Waiting to hear from IHCD regarding program income

Accomplishments Performance Measures

No Accomplishments Performance Measures found.

Beneficiaries Performance Measures

No Beneficiaries Performance Measures found.

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources

Amount

No Other Funding Sources Found

Total Other Funding Sources

Project # / Title: NSP003 / Acquisition/Rehabilitation

Grantee Activity Number:	NSP3-011-001 - 120% Acq/Rehab - Richmond
Activity Title:	Acq/Rehab - City of Richmond

Activity Category:

Rehabilitation/reconstruction of residential structures

Project Number:

NSP003

Projected Start Date:

02/24/2011

Benefit Type:

Direct Benefit (Households)

National Objective:

NSP Only - LMMI

Program Income Account:

NSP3-011-001 - Richmond PI Account

Activity Status:

Under Way

Project Title:

Acquisition/Rehabilitation

Projected End Date:

03/13/2014

Completed Activity Actual End Date:

Responsible Organization:

City of Richmond

Overall

Total Projected Budget from All Sources

Oct 1 thru Dec 31, 2014

To Date

Total Budget

N/A

\$1,087,766.24

Total Obligated

\$0.00

\$1,087,766.24

Total Funds Drawdown

\$0.00

\$1,087,766.24

Program Funds Drawdown

\$0.00

\$1,087,766.24

Program Income Drawdown

\$0.00

\$1,033,431.29

Program Income Received

\$0.00

\$54,334.95

Total Funds Expended

\$0.00

\$56,214.50

City of Richmond

\$0.00

\$1,087,766.24

\$0.00

\$1,087,766.24



Match Contributed

\$0.00

\$0.00

Activity Description:

Rehabilitation/reconstruction of residential structures

Location Description:

Richmond, Wayne County, IN

Activity Progress Narrative:

136 S 11th - SOLD. 218 S 10th - SOLD. 219 S 10th - For Sale. 215 S 10th - For Sale. 216 S 10th - For Sale. 123 S 10th - For Sale.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	0	1/7
#Energy Star Replacement Windows	0	0/40
#Efficient AC added/replaced	0	0/7
#Replaced thermostats	0	0/7
#Light Fixtures (indoors) replaced	0	0/42
#Light fixtures (outdoors) replaced	0	0/14
#Refrigerators replaced	0	0/7
#Dishwashers replaced	0	0/7
#Low flow toilets	0	3/14
#Low flow showerheads	0	2/7

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	1/7
# of Singlefamily Units	0	1/7

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	0	0	0	0/0	1/7	1/7	100.00
# Owner Households	0	0	0	0/0	1/7	1/7	100.00

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources

Amount

No Other Funding Sources Found

Total Other Funding Sources



Grantee Activity Number:	NSP3-011-001 - 50% Acq/Rehab - Richmond
Activity Title:	Acq/Rehab - City of Richmond

Activity Category:

Rehabilitation/reconstruction of residential structures

Project Number:

NSP003

Projected Start Date:

02/24/2011

Benefit Type:

Direct Benefit (Households)

National Objective:

NSP Only - LH - 25% Set-Aside

Program Income Account:

NSP3-011-001 - Richmond PI Account

Activity Status:

Under Way

Project Title:

Acquisition/Rehabilitation

Projected End Date:

03/13/2014

Completed Activity Actual End Date:
Responsible Organization:

City of Richmond

Overall
Total Projected Budget from All Sources
Oct 1 thru Dec 31, 2014

N/A

To Date

\$283,809.08

Total Budget

\$0.00

\$283,809.08

Total Obligated

\$0.00

\$283,809.08

Total Funds Drawdown

\$0.00

\$283,809.08

Program Funds Drawdown

\$0.00

\$283,809.08

Program Income Drawdown

\$0.00

\$0.00

Program Income Received

\$0.00

\$0.00

Total Funds Expended

\$0.00

\$283,809.08

City of Richmond

\$0.00

\$283,809.08

Match Contributed

\$0.00

\$0.00

Activity Description:

Rehabilitation/reconstruction of residential structures

Location Description:

Richmond, Wayne County, IN

Activity Progress Narrative:

819 S 7th - Occupied 829 S 9th - Occupied.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	0	1/2
#Energy Star Replacement Windows	0	1/15
#Efficient AC added/replaced	0	1/2
#Replaced thermostats	0	1/2



#Replaced hot water heaters	0	1/2
#Light Fixtures (indoors) replaced	0	8/18
#Light fixtures (outdoors) replaced	0	2/4
#Refrigerators replaced	0	1/2
#Dishwashers replaced	0	1/2
#Low flow toilets	0	2/4
#Low flow showerheads	0	1/2
# ELI Households (0-30% AMI)	0	0/0

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	1/4
# of Multifamily Units	0	1/2
# of Singlefamily Units	0	0/2

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	0	0	0	1/4	0/0	1/4	100.00
# Owner Households	0	0	0	0/2	0/0	0/2	0
# Renter Households	0	0	0	1/2	0/0	1/2	100.00

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
No Other Funding Sources Found	
Total Other Funding Sources	

Project # / Title: NSP006 / Redevelopment/New Construction

Grantee Activity Number: NSP3-011-001 - 120% Redev/New Constr - Richmond

Activity Title: Redev/New Constr - City of Richmond

Activity Category:

Construction of new housing

Activity Status:

Under Way

Project Number:

NSP006

Project Title:

Redevelopment/New Construction



Projected Start Date:

02/24/2011

Projected End Date:

03/13/2014

Benefit Type:

Direct Benefit (Households)

Completed Activity Actual End Date:**National Objective:**

NSP Only - LMMI

Responsible Organization:

City of Richmond

Program Income Account:

NSP3-011-001 - Richmond PI Account

Overall**Total Projected Budget from All Sources****Oct 1 thru Dec 31, 2014**

N/A

To Date

\$343,994.42

Total Budget

\$0.00

\$343,994.42

Total Obligated

\$0.00

\$343,994.42

Total Funds Drawdown

\$4,425.52

\$342,130.19

Program Funds Drawdown

\$4,425.52

\$311,767.47

Program Income Drawdown

\$0.00

\$30,362.72

Program Income Received

\$0.00

\$29,379.00

Total Funds Expended

\$0.00

\$337,704.67

City of Richmond

\$0.00

\$337,704.67

Match Contributed

\$0.00

\$0.00

Activity Description:

Construction of new housing

Location Description:

Richmond, Wayne County, IN

Activity Progress Narrative:

222 S 10th - SOLD. 324 S 11th - For Sale.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
#Low flow toilets	0	3/2
#Low flow showerheads	0	2/2

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	1/2
# of Singlefamily Units	0	1/2

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected		
	Low	Mod	Total	Low	Mod	Total Low/Mod%



# of Households	0	0	0	1/0	0/2	1/2	100.00
# Owner Households	0	0	0	1/0	0/2	1/2	100.00

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
No Other Funding Sources Found	
Total Other Funding Sources	

Grantee Activity Number:	NSP3-011-001 - 50% Redev/New Constr - Richmond
Activity Title:	Redev/New Constr - City of Richmond

Activity Category:

Construction of new housing

Project Number:

NSP006

Projected Start Date:

02/24/2011

Benefit Type:

Direct Benefit (Households)

National Objective:

NSP Only - LH - 25% Set-Aside

Program Income Account:

NSP3-011-001 - Richmond PI Account

Activity Status:

Under Way

Project Title:

Redevelopment/New Construction

Projected End Date:

03/13/2014

Completed Activity Actual End Date:
Responsible Organization:

City of Richmond

Overall
Total Projected Budget from All Sources
Oct 1 thru Dec 31, 2014

N/A

To Date

\$184,863.39

Total Budget

\$0.00

\$184,863.39

Total Obligated

\$895.83

\$184,863.39

Total Funds Drawdown

\$8,498.88

\$184,863.39

Program Funds Drawdown

\$8,498.88

\$183,967.56

Program Income Drawdown

\$0.00

\$895.83

Program Income Received

\$0.00

\$0.00

Total Funds Expended

\$0.00

\$176,364.51

City of Richmond

\$0.00

\$176,364.51

Match Contributed

\$0.00

\$0.00

Activity Description:

Construction of new housing

Location Description:

Richmond, Wayne County, IN

Activity Progress Narrative:

626 S 8th - Occupied.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
#Low flow toilets	0	2/2
#Low flow showerheads	0	1/2
# ELI Households (0-30% AMI)	0	0/0



	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	1/2
# of Multifamily Units	0	1/1
# of Singlefamily Units	0	0/1

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	0	0	0	1/1	0/1	1/2	100.00
# Owner Households	0	0	0	0/1	0/0	0/1	0
# Renter Households	0	0	0	1/0	0/1	1/1	100.00

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
No Other Funding Sources Found	
Total Other Funding Sources	